

CERTIFICATE OF APPROPRIATENESS**Application Date:** September 3, 2014**Applicant:** Sam Gianukos, Creole Design for Michael Bastian, owner**Property:** 1201 Rutland, lot 17 and 18, block 183, Houston Heights Subdivision. The property is an 8,800 square foot (66.66' x 132') vacant corner lot.**Significance:** The property is located in the Houston Heights Historic District West.

Proposal: New Construction – On a corner lot, construct a two-story, 4,360 square foot single-family residence that is 43' wide; 56' deep at the W 12th side; 96' deep at the north side; and 36'-6" tall. At the January 16, 2014 HAHC meeting the applicants presented an initial design concept for the residence that measured approximately 38' wide, 70' deep, and 33'-6" tall. Staff provided recommendations to revise the design to comply with criteria including typical dimensional ranges established by field measurements of all contributing two-story residences in the district. At the June 19, 2014 HAHC meeting the applicant was denied a COA for a new two-story residence on the basis that the proposal did not satisfying criteria 1, 2, 3 and 4. Staff met with the applicants on several occasions to discuss compatible design options. The applicant has submitted a revised application which includes the following changes:

- Reduce the maximum width from 49' to 43'
- Reduce the front width from 38' to 36'
- Increase the W 12th side setback from 12'-8" to 19'-8"
- Increase the Rutland front setback from 20' to 22'
- Reduce the ridge height from 38' to 36'-6"
- Reduce the main eave height from 24' to 23'
- Reduce the porch eave height from 13' to 12'
- Change diamond shape windows at front elevation to rectangular
- Change fluted round porch columns to smooth round columns

See enclosed application materials and detailed project description on p. 13-22 for further details.

Public Comment: No public comment received.**Civic Association:** No comment received.**Recommendation:** Approval with conditions:

- Max ridge height of the hip roof to not exceed 33', achieved by a reduction in roof pitch, plate height, foundation height, width, or a combination thereof
- Porch stairs be wood or composite decking instead of brick

HAHC Action: Approved with Conditions:

- Max ridge height of the hip roof to not exceed 33', achieved by a reduction in roof pitch, plate height, foundation height, width, or a combination thereof
- Porch stairs be wood or composite decking instead of brick

CERTIFICATE OF APPROPRIATENESS**Basis for Issuance:** HAHC Approval**Effective:** September 25, 2014
**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- ☒ ☐ ☐ (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
Satisfies – Previously, the residence was proposed at a 12'-8" setback on the side facing W 12th St. The setback has been revised to 19'-8" which is compatible with corner lots.
- ☐ ☒ ☐ (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
Does not satisfy – Brick porch stairs are not typical to the district. Wood, or a composite decking resembling wood, would be a more appropriate porch stair material.
- ☐ ☒ ☐ (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
Does not satisfy – Proposal has multiple proportions at or above the maximum range resulting in an overall scale that is not compatible with typical historic proportions that define the district character. The max width, front width, and ridge height are above the typical proportions of the district. The roof pitch is at the maximum of those typical to the district.
The proposed residence is on an 8,800 s.f. corner lot, and the proposed setbacks have been increased to 22' on Rutland and 20' on W 12th. These factors, in combination with the recommended 33' max height condition, would allow staff to accept the width of the house that is above typical. The 33' ridge height may be achieved by a reduction in roof pitch, plate height, foundation height, width, or a combination thereof.
- ☒ ☐ ☐ (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
Satisfies - Previously, a 24' main eave and 13' porch eave were proposed, which have been reduced to 23' and 12' respectfully.
- ☐ ☐ ☒ (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

CONTRIBUTING 2-STORY RESIDENCES IN DISTRICT

TYPICAL DISTRICT DETAILS & PROPOSED RESIDENCE

(dimensions in ft)	MAX WIDTH	FRONT WIDTH	RIDGE HEIGHT	EAVE HEIGHT	PORCH EAVE HEIGHT	FINISHED FLOOR HEIGHT	ROOF PITCH	PORCH WIDTH	PORCH DEPTH
Typical Contributing 2-Story Residences*	24 – 34	20 – 32	28 – 33	18 – 23	8 – 12	1.5 – 3	5 – 8 /12	6 – 32	6 – 10
DESIGN CONCEPT – 1/16/14	38-42	32	33.5	24	-	-	-	-	-
Compatibility	+ 8	at max	+ 0.5	+ 1	-	-	-	-	-
DENIED – 6/19/14	49	38	38	24	13	2.5	8/12	31	9
Compatibility	+ 15	+ 6	+ 5	+ 1	+ 1	compatible	at max	compatible	compatible
CURRENT	43	36	36.5	23	12	2.5	8/12	29	7
Compatibility	+ 9	+ 4	+3.5	compatible	compatible	compatible	at max	compatible	compatible

* determined by removing a-typical outliers found in the district to provide a compatible range

MAX WIDTH	FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT	ROOF PITCH
Typ. Range: 24 – 34	Typ. Range: 20 – 32	Typ. Range: 24 – 33	Typ. Range: 18 – 23	Typ. Range: 8 – 12	Typ. Range: 5/12 – 8/12
1201 Rutland 43	1236 Rutland 39	1201 Rutland 36.5	201 W 15th 25	201 W 15th 13	1443 Allston 13/12
1232 Tulane 40	1201 Rutland 36	209 W 16th 36	201 W 16th 25	201 W 16th 13	1236 Rutland 12/12
1236 Rutland 39	1245 Yale 33	201 W 15th 35	327 W 16th 24	1201 Rutland 12	1232 Tulane 10/12
1439 Rutland 35	1246 Allston 32	1246 Allston 34	1201 Rutland 23	1443 Allston 12	201 W 15th 10/12
1245 Yale 33	1343 Rutland 32	1541 Ashland 33	1531 Allston 23	1531 Allston 12	209 W 16th 10/12
1246 Allston 32	1400 Allston 31	1541 Tulane 33	1537 Tulane 23	1245 Yale 12	1201 Rutland 8/12
1343 Rutland 32	1541 Ashland 31	201 W 16th 33	209 W 16th 23	1535 Allston 11	1246 Allston 8/12
1400 Allston 31	1109 Rutland 31	327 W 16th 33	1245 Yale 23	1109 Rutland 11	1531 Allston 8/12
1541 Ashland 31	1537 Tulane 31	1443 Allston 32	1246 Allston 22	1343 Rutland 11	1535 Allston 8/12
1109 Rutland 31	1232 Tulane 30	1537 Tulane 32	1443 Allston 22	509 W 15th 11	1237 Rutland 8/12
1537 Tulane 31	1147 Allston 28	1245 Yale 32	1237 Rutland 22	1147 Allston 10	1447 Tulane 8/12
209 W 16th 31	1341 Allston 28	1531 Allston 31	1343 Rutland 22	1400 Allston 10	1541 Tulane 8/12
1237 Rutland 30	1439 Rutland 28	1202 Rutland 31	1429 Rutland 22	1509 Allston 10	327 W 16th 8/12
201 W 15th 28	1427 Tulane 28	1237 Rutland 31	1541 Tulane 22	1535 Rutland 10	1235 Yale 8/12
1429 Rutland 28	1541 Tulane 28	1109 Rutland 30	509 W 15th 22	1447 Tulane 10	1341 Allston 7/12
611 W 15th 28	201 W 16th 28	1447 Tulane 30	1509 Allston 21	1235 Yale 10	1509 Allston 7/12
1147 Allston 28	1447 Tulane 27	1400 Allston 29	1541 Ashland 21	1439 Rutland 9	1109 Rutland 7/12
1341 Allston 28	1237 Rutland 26	1343 Rutland 29	1202 Rutland 21	1427 Tulane 9	1429 Rutland 7/12
1531 Allston 28	1429 Rutland 25	1235 Yale 29	1447 Tulane 21	1246 Allston -	1537 Tulane 7/12
1427 Tulane 28	611 W 15th 25	1147 Allston 28	1147 Allston 20	1429 Rutland -	611 W 15th 7/12
1541 Tulane 28	1235 Yale 25	1509 Allston 28	1400 Allston 20	1541 Ashland -	201 W 16th 7/12
201 W 16th 28	1443 Allston 24	1535 Allston 28	1535 Allston 20	1237 Rutland -	1147 Allston 6/12
1447 Tulane 27	1531 Allston 24	1236 Rutland 28	1236 Rutland 20	1202 Rutland -	1400 Allston 6/12
1235 Yale 25	201 W 15th 22	1429 Rutland 28	1235 Yale 20	1236 Rutland -	1541 Ashland 6/12
1443 Allston 24	1535 Allston 21	1341 Allston 27	1439 Rutland 19	1341 Allston -	1439 Rutland 6/12
1509 Allston 21	1535 Rutland 21	1439 Rutland 27	1535 Rutland 19	1232 Tulane -	1535 Rutland 6/12
1535 Allston 21	1509 Allston 18	1232 Tulane 27	1341 Allston 18	1537 Tulane -	1427 Tulane 6/12
1535 Rutland 21	209 W 16th 14	509 W 15th 27	1232 Tulane 18	1541 Tulane -	1245 Yale 6/12
1202 Rutland -	1202 Rutland -	1535 Rutland 26	1427 Tulane 18	611 W 15th -	1202 Rutland -
509 W 15th -	509 W 15th -	1427 Tulane 25	611 W 15th 17	209 W 16th -	1343 Rutland -
327 W 16th -	327 W 16th -	611 W 15th 22	1109 Rutland 16	327 W 16th -	509 W 15th -

- indicates measurement unavailable; grey highlights typical range



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST



CURRENT PHOTO



NEIGHBORING PROPERTIES



1147 Rutland – Contributing (southwest corner)



1205 Rutland – as approved 3/27 (south neighbor)



1207 Rutland – as approved 3/27 (south neighbor)



1219 Rutland – Contributing (north neighbor)



1223 Rutland – Contributing



1228 Rutland – Contributing (across street)

NEIGHBORING PROPERTIES



1226 Rutland – Contributing (across street)



1224 Rutland – Contributing (across street)



1222 Rutland – Contributing (across street)



1220 Rutland – Contributing (across street)



1202 Rutland – Contributing (northeast corner)



1148 Rutland – Contributing (southeast corner)

ALL 2-STORY CONTRIBUTING RESIDENCES IN DISTRICT (30)

1147 Allston – Contrib. c.1920 Prairie

front width: 28
max width: 28
ridge ht: 28
eave ht: 20
porch eave ht: 10
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,450
lot s.f.: 9,900
lot on block: corner



1246 Allston – Contrib. c.1910 Classic Revival

front width: 32
max width: 32
ridge ht: 34
eave ht: 22
porch eave ht: -
porch floor ht: 2
pitch: 8/12
residence s.f.: 1,980
lot s.f.: 6,600
lot on block: corner



1341 Allston – Contrib. 1928 Colonial Revival

front width: 28
max width: 28
ridge ht: 27
eave ht: 18
porch eave ht: -
porch floor ht: 3
pitch: 7/12
residence s.f.: 2,240
lot s.f.: 6,600
lot on block: interior



1400 Allston – Contrib. c.1920 Am Foursq/Prairie

front width: 31
max width: 31
ridge ht: 29
eave ht: 20
porch eave ht: 10
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,460
lot s.f.: 6,600
lot on block: corner



1443 Allston – Contrib. c.1910 Dutch Colonial

front width: 24
max width: 24
ridge ht: 32
eave ht: 32
porch eave ht: 12
porch floor ht: 2
pitch: 13/12
residence s.f.: 1,868
lot s.f.: 6,600
lot on block: interior



1509 Allston – Contrib. c.1910 Colonial Revival

front width: 18
max width: 21
ridge ht: 28
eave ht: 21
porch eave ht: 10
porch floor ht: 2
pitch: 7/12
residence s.f.: 1,320
lot s.f.: 6,600
lot on block: interior



1531 Allston – Contrib. c.1925 Am Foursquare

front width: 24
max width: 28
ridge ht: 31
eave ht: 23
porch eave ht: 12
porch floor ht: 3
pitch: 8/12
residence s.f.: 2,030
lot s.f.: 6,600
lot on block: interior



1535 Allston – Contrib. c.1925 Am Foursquare

front width: 21
max width: 21
ridge ht: 28
eave ht: 20
porch eave ht: 11
porch floor ht: 3
pitch: 8/12
residence s.f.: 1,764
lot s.f.: 6,600
lot on block: interior



2-STORY CONTRIBUTING RESIDENCES CONT.**1541 Ashland – Contrib. c.1910 Colonial Revival**

front width: 31
max width: 31
ridge ht: 33
eave ht: 21
porch eave ht: -
porch floor ht: 3
pitch: 6/12
residence s.f.: 2,232
lot s.f.: 6,600
lot location: interior

**1109 Rutland – Contrib. 1928 Col Revival**

front width: 31
max width: 31
ridge ht: 30
eave ht: 16
porch eave ht: 11
porch floor ht: 2
pitch: 7/12
residence s.f.: 2,160
lot s.f.: 6,900
lot location: interior

**1202 Rutland – Contrib. c.1920 Craftsman**

front width: -
max width: -
ridge ht: 31
eave ht: 21
porch eave ht: -
porch floor ht: 3
pitch: -
residence s.f.: 3,023
lot s.f.: 4,250
lot location: corner

**1236 Rutland – Contrib. 1907 Queen Anne**

front width: 39
max width: 39
ridge ht: 28
eave ht: 20
porch eave ht: -
porch floor ht: 2
pitch: 12/12
residence s.f.: 2,280
lot s.f.: 7,470
lot location: interior

**1237 Rutland – Contrib. 1911 Queen Anne**

front width: 26
max width: 30
ridge ht: 31
eave ht: 22
porch eave ht: -
porch floor ht: 2
pitch: 8/12
residence s.f.: 2,260
lot s.f.: 8,710
lot location: corner

**1343 Rutland – Contrib. c.1925 Colonial Revival**

front width: 32
max width: 32
ridge ht: 29
eave ht: 22
porch eave ht: 11
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,290
lot s.f.: 4,880
lot location: corner

**1429 Rutland – Contrib. c.1930 Colonial Revival**

front width: 25
max width: 28
ridge ht: 28
eave ht: 22
porch eave ht: -
porch floor ht: 3
pitch: 7/12
residence s.f.: 1,793
lot s.f.: 7,920
lot location: interior

**1439 Rutland – Contrib. c.1930 Colonial Revival**

front width: 28
max width: 35
ridge ht: 27
eave ht: 19
porch eave ht: 9
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,530
lot s.f.: 8,880
lot location: interior



2-STORY CONTRIBUTING RESIDENCES CONT.**1535 Rutland – Contrib. c.1920 Folk Victorian**

front width: 21
max width: 21
ridge ht: 26
eave ht: 19
porch eave ht: 10
porch floor ht: 2
pitch: 6/12
residence s.f.: 2,744
lot s.f.: 8,712
lot location: corner

**1232 Tulane – Contrib. c.1925 Craftsman**

front width: 30
max width: 40
ridge ht: 27
eave ht: 18
porch eave ht: -
porch floor ht: 2
pitch: 10/12
residence s.f.: 2,140
lot s.f.: 6,600
lot location: interior

**1427 Tulane – Contrib. 1927 Craftsman Apt**

front width: 28
max width: 28
ridge ht: 25
eave ht: 18
porch eave ht: 9
porch floor ht: 1
pitch: 6/12
residence s.f.: 2,186
lot s.f.: 5,799
lot location: corner

**1447 Tulane – Contrib. c.1915 Craftsman**

front width: 27
max width: 27
ridge ht: 30
eave ht: 21
porch eave ht: 10
porch floor ht: 3
pitch: 8/12
residence s.f.: 2,566
lot s.f.: 8,799
lot location: interior

**1537 Tulane – Contrib. c.1910 Colonial Revival**

front width: 31
max width: 31
ridge ht: 32
eave ht: 33
porch eave ht: -
porch floor ht: 2
pitch: 7/12
residence s.f.: 2,348
lot s.f.: 7,250
lot location: corner

**1541 Tulane – Contrib. c. 1910 Colonial Revival**

front width: 28
max width: 28
ridge ht: 33
eave ht: 22
porch eave ht: -
porch floor ht: 1
pitch: 8/12
residence s.f.: 3,030
lot s.f.: 6,600
lot location: interior

**201 W 15th – Contrib. 1902 Queen Anne**

front width: 28
max width: 22
ridge ht: 35
eave ht: 25
porch eave ht: 13
porch floor ht: 3
pitch: 10/12
residence s.f.: 2,530
lot s.f.: 12,300
lot location: corner

**509 W 15th – Contrib. c.1910 Colonial Revival**

front width: -
max width: -
ridge ht: 27
eave ht: 22
porch eave ht: 11
porch floor ht: 2
pitch: -
residence s.f.: 1,056
lot s.f.: 1,782
lot location: corner



2-STORY CONTRIBUTING RESIDENCES CONT. & PROPOSED**611 W 15th – Contrib. c.1940 Garage Apt**

front width: 25
max width: 28
ridge ht: 22
eave ht: 17
porch eave ht: -
porch floor ht: -
pitch: 7/12
residence s.f.: 1,516
lot s.f.: 2,948
lot location: corner

**201 W 16th – Contrib. c.1910 Queen Anne**

front width: 28
max width: 28
ridge ht: 33
eave ht: 25
porch eave ht: 13
porch floor ht: 3
pitch: 7/12
residence s.f.: 2,630
lot s.f.: 6,800
lot location: corner

**209 W 16th – Contrib. c.1910 Queen Anne**

front width: 14 (bay)
max width: 31
ridge ht: 36
eave ht: 23
porch eave ht: -
porch floor ht: 2
pitch: 10/12
residence s.f.: 2,770
lot s.f.: 9,800
lot location: interior

**327 W 16th – Contrib. c.1910 – Queen Anne**

front width: -
max width: -
ridge ht: 33
eave ht: 24
porch eave ht: -
porch floor ht: 2
pitch: 8/12
residence s.f.: 1,480
lot s.f.: -
lot location: interior

**1235 Yale – Contrib. c.1915 – American Foursquare**

front width: 25
max width: 25
ridge ht: 29
eave ht: 20
porch eave ht: 10
porch floor ht: 2
pitch: 8/12
residence s.f.: 1,392
lot s.f.: 6,600
lot location: interior

**1245 Yale – Contrib. c.1910 Colonial Revival**

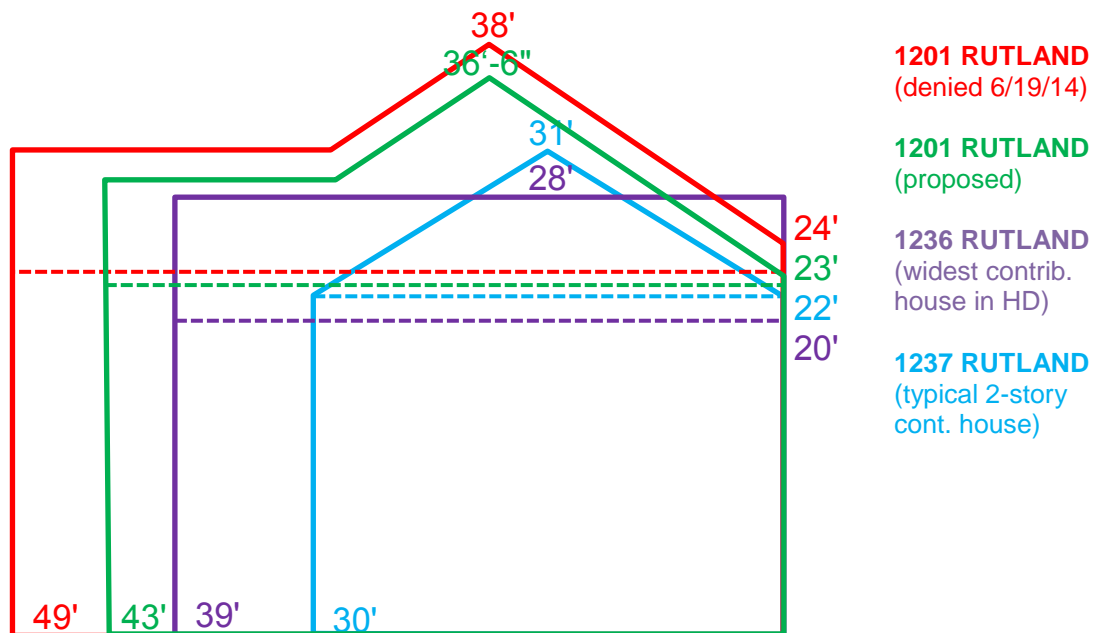
front width: 33
max width: 33
ridge ht: 32
eave ht: 23
porch eave ht: 12
porch floor ht: 3
pitch: 6/12
residence s.f.: 2,700
lot s.f.: 7,980
lot location: corner

**1201 Rutland - PROPOSED**

front width: 43
max width: 36
ridge ht: 36.5
eave ht: 23
porch eave ht: 12
porch floor ht: 2.5
pitch: 8/12
residence s.f.: 4,360
lot s.f.: 8,800
lot on block: corner



PROPOSED RESIDENCE & 2-STORY CONTRIBUTING RESIDENCES ON BLOCK



RUTLAND BLOCKFACE COMPARISON
(1201, 1205 & 1207 AS CURRENTLY PROPOSED)



EAST ELEVATION – FRONT FACING RUTLAND

DENIED – 6/19/14



front width: 38
max width: 49
ridge ht: 38
eave ht: 24
porch eave ht: 23
porch floor ht: 2.5
pitch: 8/12

PROPOSED



front width: 36
max width: 43
ridge ht: 36.6
eave ht: 23
porch eave ht: 23
porch floor ht: 2.5
pitch: 8/12

SOUTH SIDE ELEVATION – FACING W 12TH

DENIED – 6/19/14



PROPOSED



NORTH SIDE ELEVATION

DENIED – 6/19/14



PROPOSED



WEST (REAR) ELEVATION

DENIED – 6/19/14

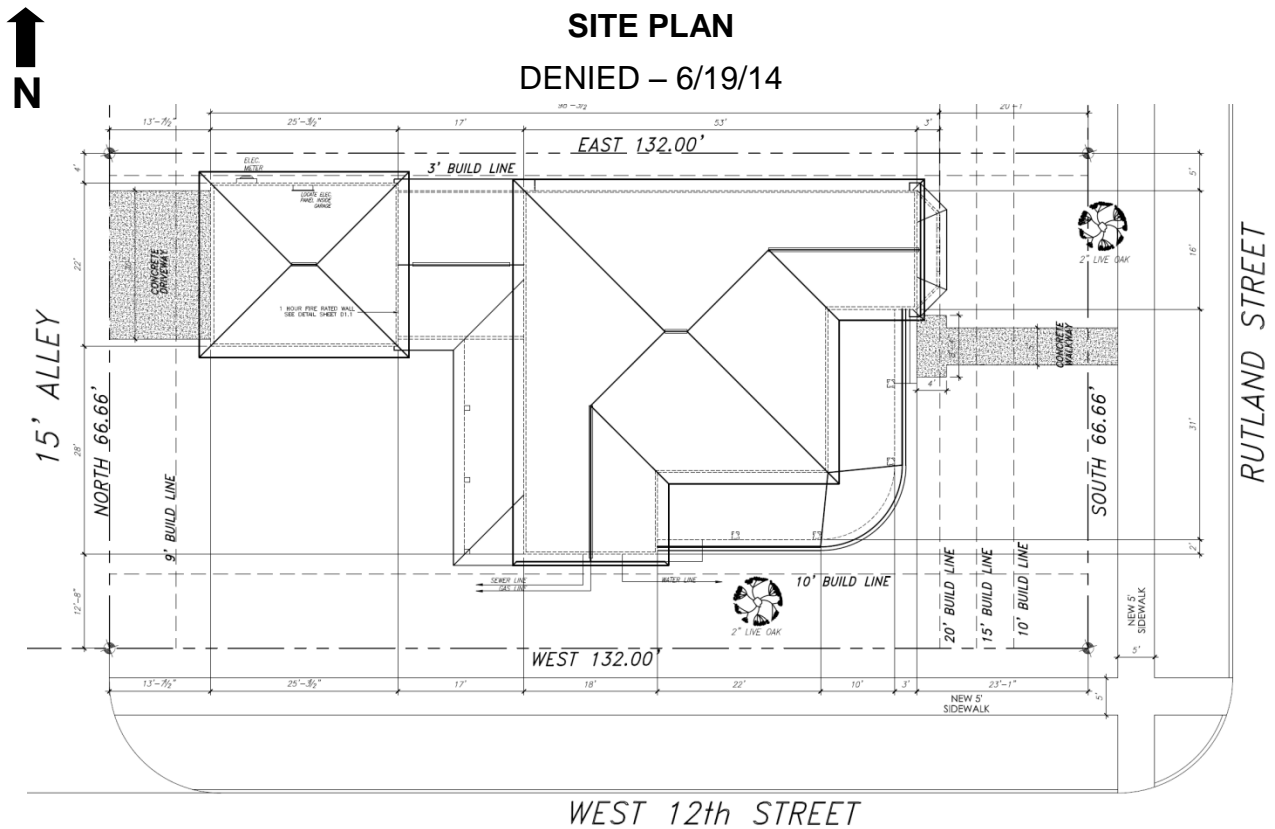


PROPOSED

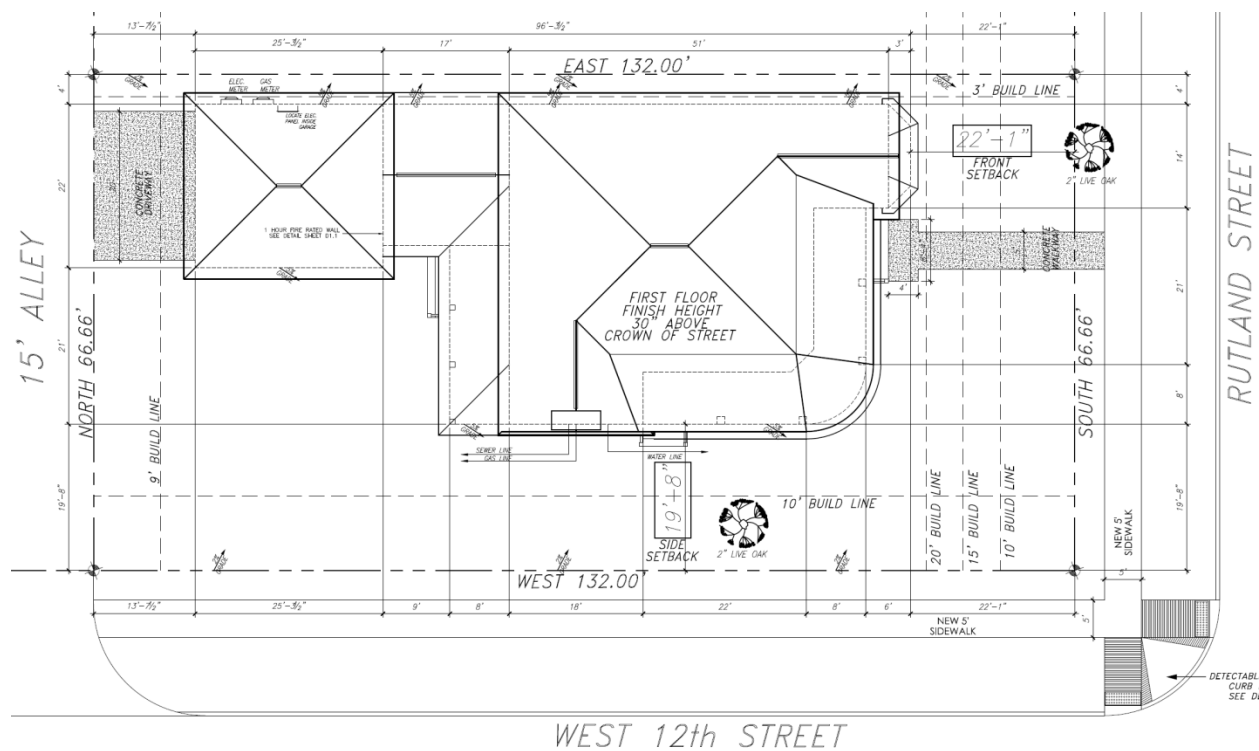


SITE PLAN

DENIED – 6/19/14



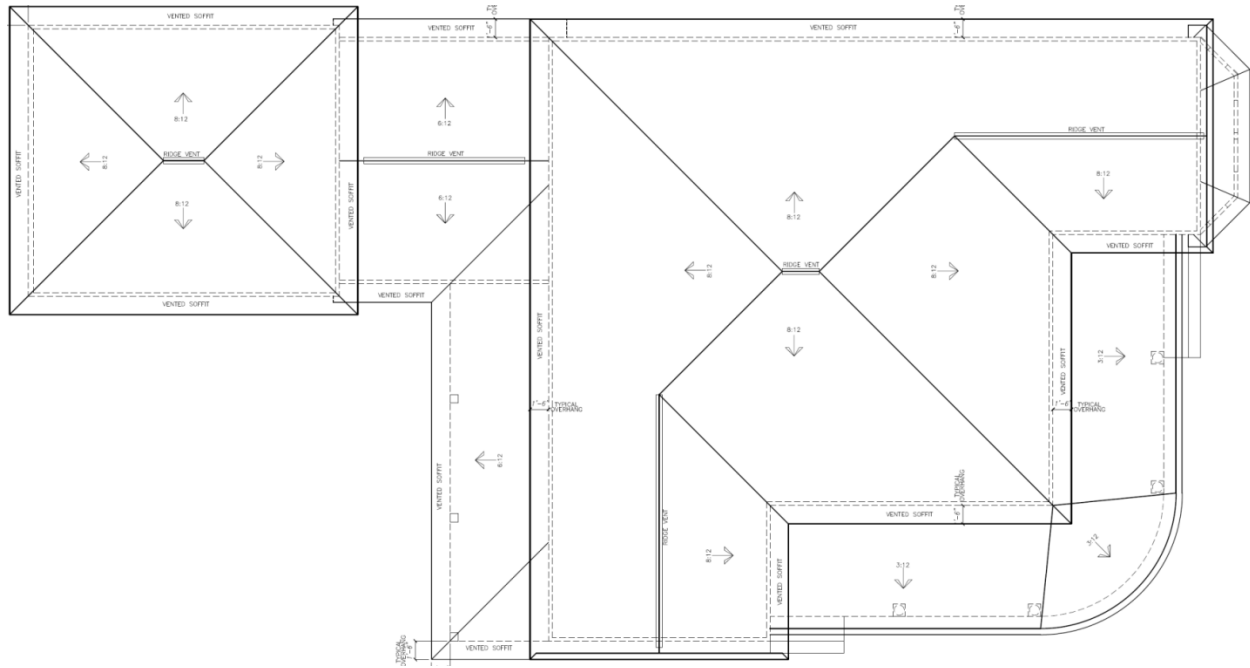
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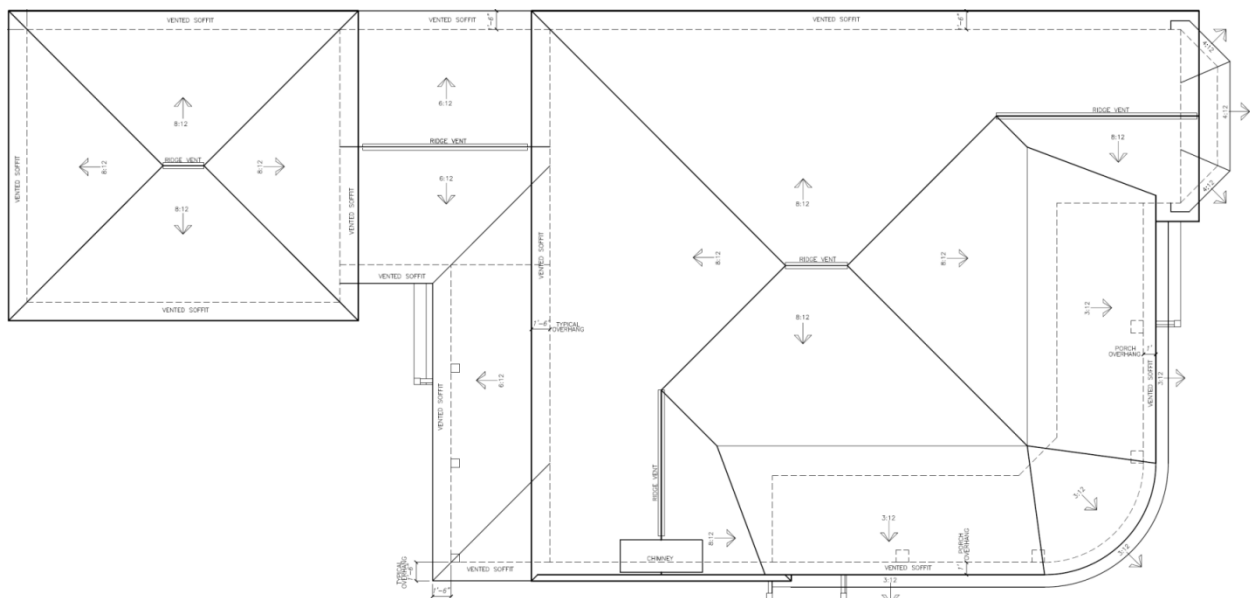


ROOF PLAN

DENIED – 6/19/14

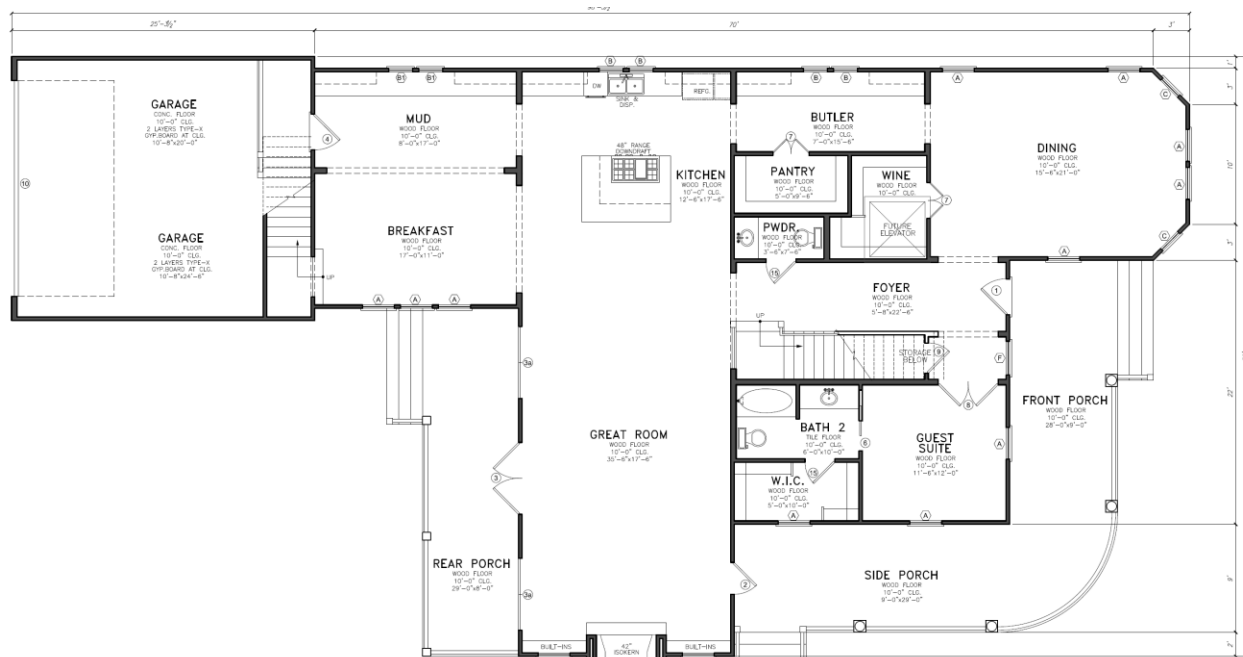


PROPOSED





DENIED – 6/19/14



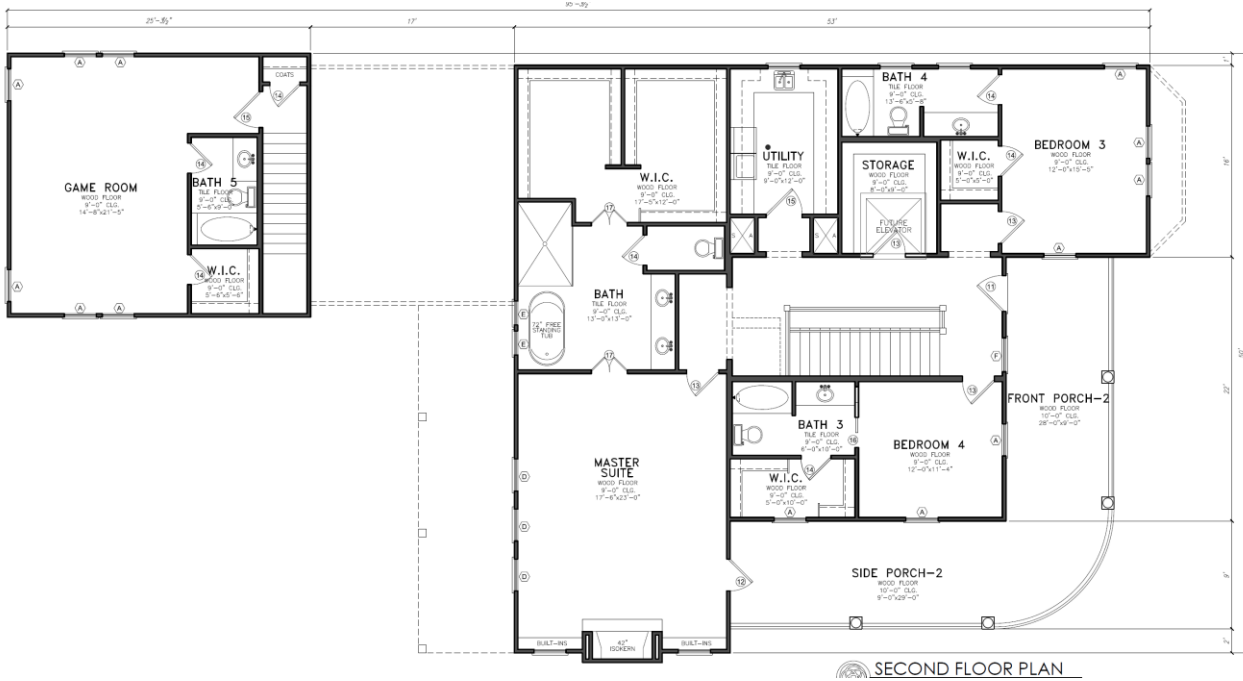
PROPOSED



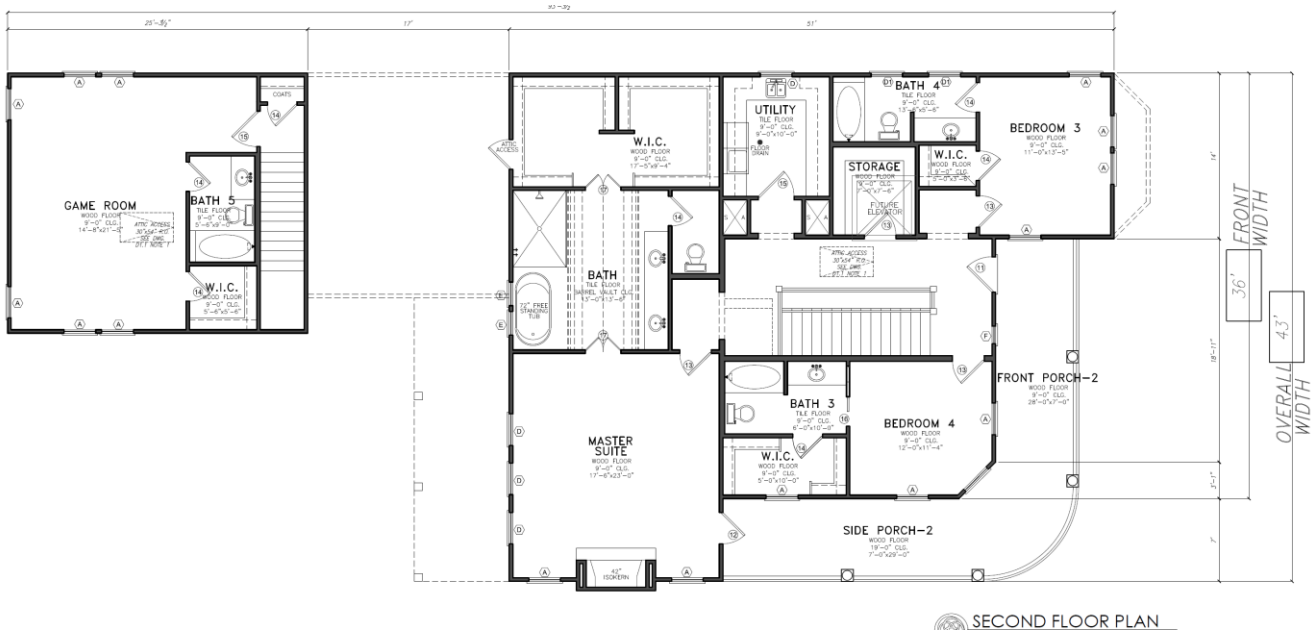


SECOND FLOOR PLAN

DENIED – 6/19/14



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	31	2'-8"	6'-0"	SINGLE HUNG
(B)	4	2'-0"	4'-6"	SINGLE HUNG
(C)	2	2'-0"	6'-0"	SINGLE HUNG
(D)	6	2'-8"	2'-0"	FIXED GLASS
(D)	2	2'-8"	2'-0"	FIXED GLASS TEMPERED
(E)	2	2'-0"	2'-0"	FIXED GLASS TEMPERED
(F)	2	1'-6"	3'-0"	FIXED GLASS
(G)	1	1'-6"	2'-0"	FIXED GLASS

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	8'-0"	EXTERIOR FRONT DOOR
2	1	2'-8"	8'-0"	EXTERIOR FRENCH DOOR
3	1	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)
3a	2	(2)3'-0"	8'-0"	EXTERIOR FRENCH DOOR FIXED (UNIT)
4	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
5	2	2'-6"	8'-0"	INTERIOR DOOR
6	1	2'-6"	8'-0"	INTERIOR POCKET DOOR
7	2	(2)1'-6"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
8	1	(2)2'-6"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
9	1	2'-6"		INTERIOR DOOR (CUT TO FIT)
10	1	18'-0"	8'-0"	OVERHEAD DOOR AT GARAGE
11	1	3'-0"	6'-8"	EXTERIOR FRENCH DOOR
12	1	2'-8"	6'-8"	EXTERIOR FRENCH DOOR
13	4	2'-8"	6'-8"	INTERIOR DOOR
14	7	2'-6"	6'-8"	INTERIOR DOOR
15	2	3'-0"	6'-8"	INTERIOR DOOR
16	1	2'-6"	6'-8"	INTERIOR POCKET DOOR
17	2	(2)1'-6"	6'-8"	INTERIOR FRENCH DOOR (UNIT)

PROJECT DETAILS

Shape/Mass: The two-story residence will measure 36' wide at the front, comprised of a northern 14' wide bay and an inset 22' wide south bay with porch. 23' behind the front wall at the porch, the residence extends out at the south side 7', giving the residence an overall width of 43'. The residence will be a total 93'-4" deep at the north side, and 62' deep at the south side (measured from front most wall to rear porch). The residence will feature an eave height of 23' and a ridge height of 36'-6". The front porch will wrap around the southern side at both levels, with a 12' eave height at the first level. The ceiling heights will be 10' at the first level and 9' at the second level.

Setbacks: The residence will be setback 22' from the front (east) property line; 19'-8" from the south side property line; 4' from the north side property line; and 13'-8" at the rear (west) property line.

Foundation: The residence will feature a brick-clad pier and beam foundation with wood trellis. The finished floor height will be 2'-6".

Windows/Doors: The residence will feature wood 1-over-1 single-hung and single-lite fixed windows.

Exterior Materials: The house will feature smooth horizontal lap cementitious siding. The front facing gable will feature fish scale decorative siding. The side facing gable will feature horizontal siding.

Roof: The residence will feature an 8/12 main hipped roof with 8/12 gables at both the front and south side elevations. The front porch will have a 3/12 shed roof. The rear porch and one-story connector will have a 6/12 pitch roof. The garage will have an 8/12 hip roof.

Front Elevation: Facing Rutland, the front elevation features three bays as defined by a projecting section with a front gable at the north side, a central inset front wall, and a wrap-around double-gallery porch. **(East)** The north side features a projecting tri-part bay with four 1-over-1 windows at the first level. The second level of the north bay features a pair of 1-over-1 windows and fish scale siding in the gable and decorative lite window. The central bay features a wood paneled front door, a fixed rectangular window, and one 1-over-1 window at the first level. The second level of the central bay features a divided light door, a fixed rectangular window, and a 1-over-1 window. The wrap-around double-gallery porch features smooth round columns and spindlework balustrade. The south side of the house has a projecting volume with a side gable. The front facing wall of this volume features a divided lite door at both the first and second levels.

Side Elevation: Facing W 12th, from front to back, the first and second level features 1-over-1 windows, one **(South)** centered in each bay of the double-gallery porch. The projecting side gable wing features a brick chimney with a 1-over-1 window on either side at both levels. A one-story rear porch connects to the projecting side gable wing and an inset single story section of the residence to the two-story garage. The single story portion of the residence features a set of three 1-over-1 windows. The garage features a pair of 1-over-1 windows at the second level.

Side Elevation: From front to back, the first level will feature two 1-over-1 windows, two sets of two 1-over-1 **(North)** windows, and one set of three 1-over-1 windows. The second level features a 1-over-1 windows, and three single lite fixed windows. The garage will feature a pair of 1-over-1 windows at the second level.

Rear Elevation: From north to south, the alley loading garage will feature a double vehicular overhead garage **(West)** door and two 1-over-1 windows at the level above. The rear porch will feature simple stick balustrade and 8'x8' square columns. The rear wall features three pairs of divided lite french doors, one set will be functional and two will be fixed. The second level will feature five single lite fixed windows. See elevation drawings for further details for all elevations.